



PLANNING COMMISSION

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Merle Boniecki, Vice Chair
Mahmuda Mouri, Secretary
Sultana Chowdhury, Asst. Secretary

Members

Claudette Robinson
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Delwar Ansar

Melody Magee, Ex-Officio
Henry Newnan, Ex-Officio

Planning Director

Ronald F. Wuerth, AICP

**City of Warren Planning Commission
PUBLIC HEARING AGENDA**

Monday, May 20, 2024 at 7:00 p.m.

Warren Community Center Auditorium
5460 Arden
Warren, Michigan 48092

Any person who cannot attend the meeting in person may participate via Zoom. Persons wishing to participate via Zoom must request access by contacting the City of Warren Planning Department Office at (586) 574-4687 prior to 12:00 p.m. the Friday preceding the meeting. Any person who fails to contact the Planning Department by 12:00 p.m. on Friday will not be granted access to participate in the Planning Commission meeting via Zoom.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – April 22, 2024
6. PUBLIC HEARING ITEMS

Members of the audience who wish to address the Planning Commission this evening for a public hearing item may do so by first checking in with the court reporter at the right of the stage, and will have three (3) minutes to speak.

- a) AMENDMENT TO APPENDIX A OF THE ZONING ORDINANCE, ARTICLE XXI-A, DIVISION 1-5 OF THE CODE OF ORDINANCES OF THE CITY OF WARREN, MICHIGAN; Proposed ordinance to repeal and replace Appendix A of the Zoning Ordinance, ARTICLE XXI-A – VILLAGE HISTORIC DISTRICT, DIVISION 1 – GENERALLY, Section 21A.01 – Background and purpose (c), (d), and (f), Section 21A.02 – District Boundaries (a) and (b), Section 21A.03 – Definitions, Section 21A.04 – Reserved; DIVISION 2 – MEMBERSHIP, POWERS, AND DUTIES, Section 21A.07 – Established; membership; terms; vacancies (b), Section 21A.08 – Powers and duties (h), (l), (m), (n), (q), (r), (s), and the addition of (t); DIVISION 3 – PERMIT APPLICATION, REVIEW, AND APPEAL, Section 21A.12 – Permit (a) (2); Section 21A.14 – Filing fee, Section 21A.16 – Commission action, and standards for review (a) (1) (i); DIVISION 4 – METHODS TO PRESERVE RESOURCES, Section 21A.25 – Plan for preservation of resource, Section 21A.26 – Prevention of demolition by neglect, Section 21A.27 – Demolition; Addition of DIVISION 6 – HISTORIC DISTRICT BOUNDARIES; The amended ordinance of Article XXI-A will bring it into conformity with state law so that the City of Warren may apply for a Certified Local Government (CLG) designation; PANAP220002. **Postponed from March 13, 2023.**
- b) SITE PLAN FOR OPEN STORAGE OF STACKED STEEL PLATES; located on the Northwest corner of Audrey and East Nine Mile Road; 4965 East Nine Mile Road; Section 29; Derrick Kemppainen/DJP Leasing, LLC (Caren M. Burdi/Earl, Earl & Rose, PLLC); PSP240005. **Postponed from March 25, 2024. The Planning Staff recommends that this item remain postponed indefinitely.**

- c) SITE PLAN FOR BUILDING ADDITION, NEW ACCESSORY BUILDING, AND OPEN STORAGE OF VEHICLES; located on the west side of Groesbeck Highway in the area of Prospect Avenue and Toepfer Road; 21311 Groesbeck Highway and parcels north of Prospect Avenue (13-35-326-001 through 13-35-326-009, 13-35-327-001 through 13-35-327-018, 13-35-327-020 through 13-35-327-026, and the north 523.67 feet of parcel 13-35-352-015) along with parcels south of Prospect Avenue (13-35-331-001, 13-35-331-002, and 13-35-331-006); Section 35; Kalven Hermiz/Brays Investments LLC & Edom Properties LLC (Caren Burdi/Earl, Earl & Rose, PLLC); PSP240006. **Postponed from April 8, 2024. The Planning Staff recommends that this item remain postponed indefinitely.**
- d) REQUEST TO VACATE UTILITY EASEMENT; vacate the existing north/south twenty (20) ft. wide utility easement located on Lots 20 & 21 of Denton Industrial Subdivision; located on the north side of Miller Drive; 7177 Miller Drive; Section 4; JV Capital LLC (Adam Stier); PEV240002.
- e) SITE PLAN FOR BUILDING ADDITION; located on the north side of Miller Drive, approximately 624 ft. west of Van Dyke Avenue; 7177 & 7243 Miller Drive; Section 4; Adam Stier/JV Capital LLC (Thomas R. Kemp/Kemp Building & Development Co.); PSP240009.
- f) SITE PLAN FOR OUTDOOR STORAGE OF TRUCKS AND TRAILERS; Located on the southeast corner of Otis Avenue and Dequindre Road; 22626 Dequindre Road; Section 31; Donald Kincheloe (Firas Elia); PSP240010.

7. CORRESPONDENCE

Letter from Planning Director Ron Wuerth, to the Greenspace/Conservation Plan Steering Committee providing the preliminary membership contact list and stating that meeting dates, times, and locations will be provided at a later date.

8. OLD BUSINESS

MINOR AMENDMENT FOR A FAÇADE UPGRADE AND THE ADDITION OF A GREENBELT AND A DUMPSTER ENCLOSURE FOR ADOLESCENT COUNSELING AND SUPPORT FACILITY; located on the southeast corner of Common Road and Lorraine Avenue; 29900 Lorraine Avenue; Section 10; Asaad Yousif/29900 Lorraine LLC; PMA240002.

9. BOND RELEASE

- a. SITE PLAN FOR OPEN STORAGE OF LANDSCAPING MATERIALS; located on the west side of Blackstone Avenue, approximately 596 ft. south of Stephens Road; 23831 Blackstone; Section 26; James Malkiewicz (Jack Durbin); PSP180074. **Approved on June 3, 2019. Cash bond posted in the amount of \$750. Completed; release the bond.**
- b. SITE PLAN FOR VIETNAMESE SOCIAL CLUB; located on the northwest corner of Thirteen Mile and Mound Roads; 5649 and 5651 Thirteen Mile Road; Section 5; Matt Shango/13 Mile Rd. Mound LLC (Donna Ngo/Vietnamese Club); PSP230039. **Approved on January 8, 2024. Cash bond posted in the amount of \$300. Completed; release the bond.**

10. NEW BUSINESS

11. CITIZEN PARTICIPATION

Members of the audience who wish to address the Planning Commission this evening may do so by first checking in with the court reporter at the right of the stage, and will have three (3) minutes to speak.

12. PLANNING COMMISSION BUSINESS

a) Planning Director's Report

Michigan Association of Planning 2024 Spring Resilience Summit; Managing Water Coast to Coast; May 8, 2024.

b) Planning Commission Discussion and Concerns

13. CALENDAR OF PENDING MATTERS

14. ADJOURNMENT



Mahmuda Mouri
Commission Secretary

Any person who needs accommodation for participation in this meeting should request assistance by contacting the City of Warren Planning Department Office at (586) 574-4687 prior to 12:00 p.m. the Friday preceding the meeting.

If you have any questions, or would like to provide comments on any of the above Public Hearing items in advance of the meeting, please contact the City of Warren Planning Department Office at (586) 574-4687 prior to 1:00 p.m. the day of the meeting. Individual public notices are mailed to properties within 300 ft. of the subject property site for Public Hearing items only (agenda item 6). Items heard under Old Business (agenda item 8), are not public hearing items and there will be no public comment heard, verbal or written.